

Office Space

FOR LEASE PROPERTY SPECIFICATIONS

Description:	Professional Offices
Building Size:	15,325 SF
Land Size:	30,100 SF
Available Space:	3,000 SF up to 7,000 SF
Year Built:	1990
HVAC System:	Gas Forced Air
Power:	200 Amp
Sprinklered:	No
Ceiling Height:	10' Plus Vaulted
Parking:	25+
Washrooms:	2 Handicapped
Sewer/Water:	City/City
Possession:	Immediate
Zoning:	Office Commercial
Real Estate Taxes:	Included
CAM:	Included
Lease Term:	Minimum 3 Years
Lease Price:	\$12.00 PSF



PROPERTY OVERVIEW Office Space 3,000 SF up to 7,000 SF Professional or Medical Office Space

- Premium professional or medical offices next door to Provenia St. Joseph Hospital from 3,000 SF to 7,000 SF
- Owner will divide and assist in build-outs
- Offices include great natural light from windows, dormers and vaulted ceilings, kitchen, private offices, large work areas and conference rooms
- Private exterior entrances with ample parking just outside your door
- Beautiful professional offices in Elgin priced at only \$12 PSF gross and ready to move in
- PIN: 06-16-402-008

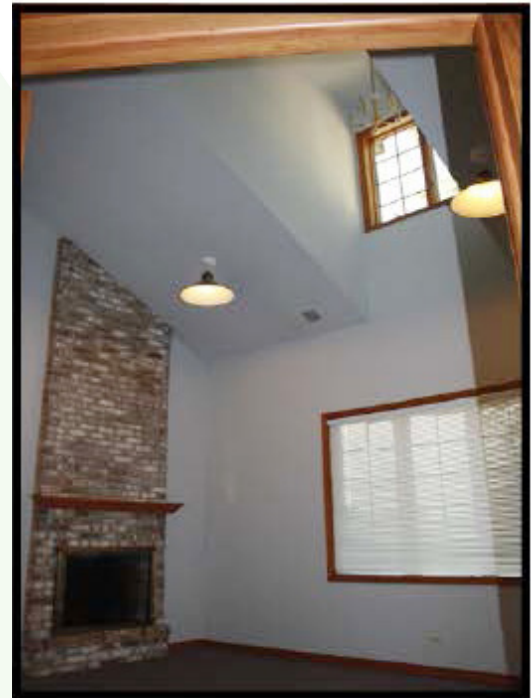
Presented By:

Dave Schmidt
Managing Broker/Partner
847.404.3851
DSchmidt@realtymetrix.com

Linda Kost
Senior Broker/Partner
847.910.8820
LKost@realtymetrix.com

Realty Metrix Commercial
2390 Esplanade Drive
Suite 201
Algonquin IL 60102





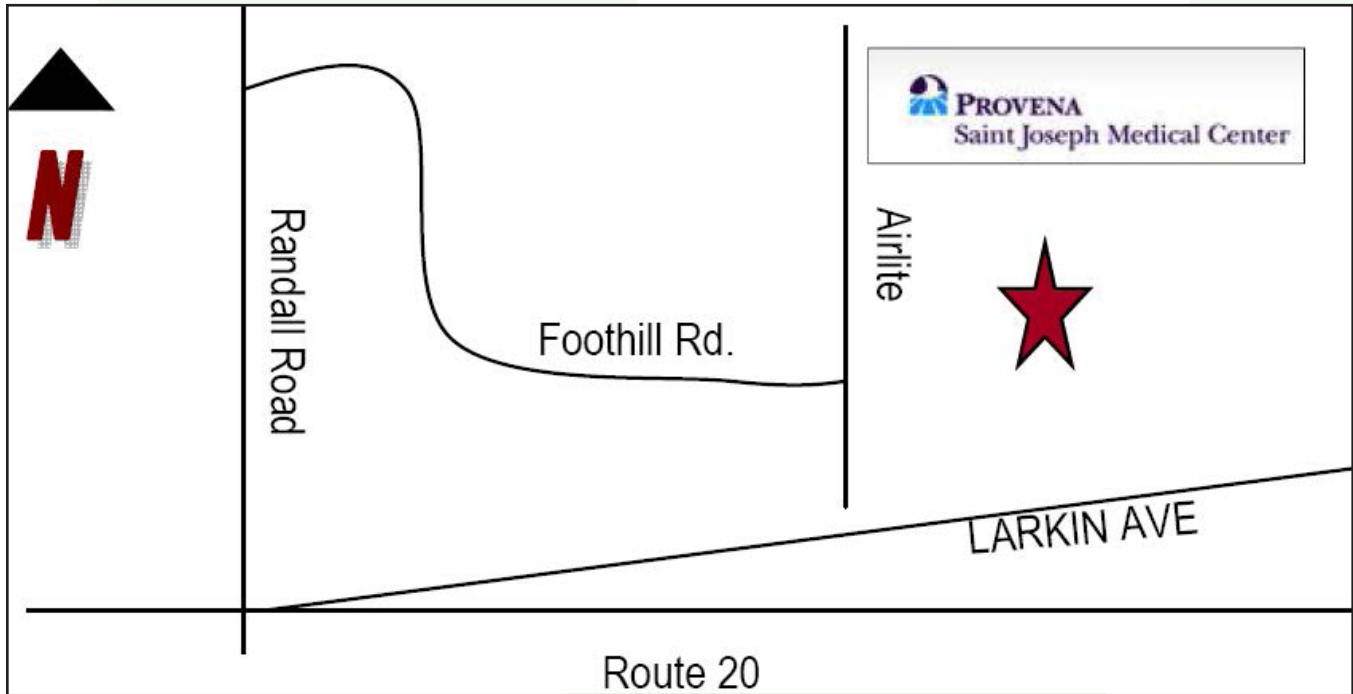
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Directions: Larkin Ave to Airlite North. Immediate right. Located behind Point Office.

Available Units	
Suite 2010 (Can be Divided)	Total Contiguous
3,000 to 7,000 SF	7,000 SF

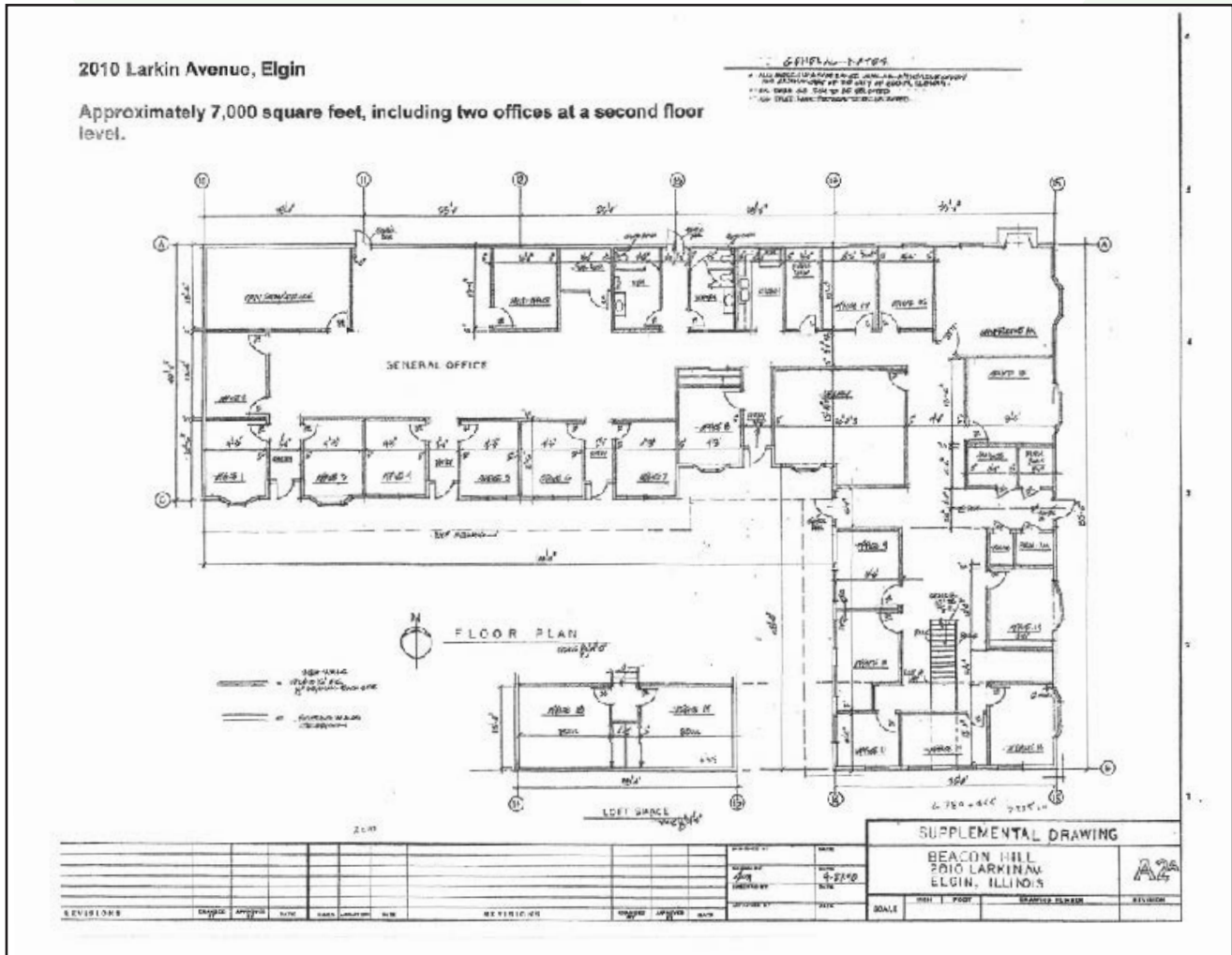
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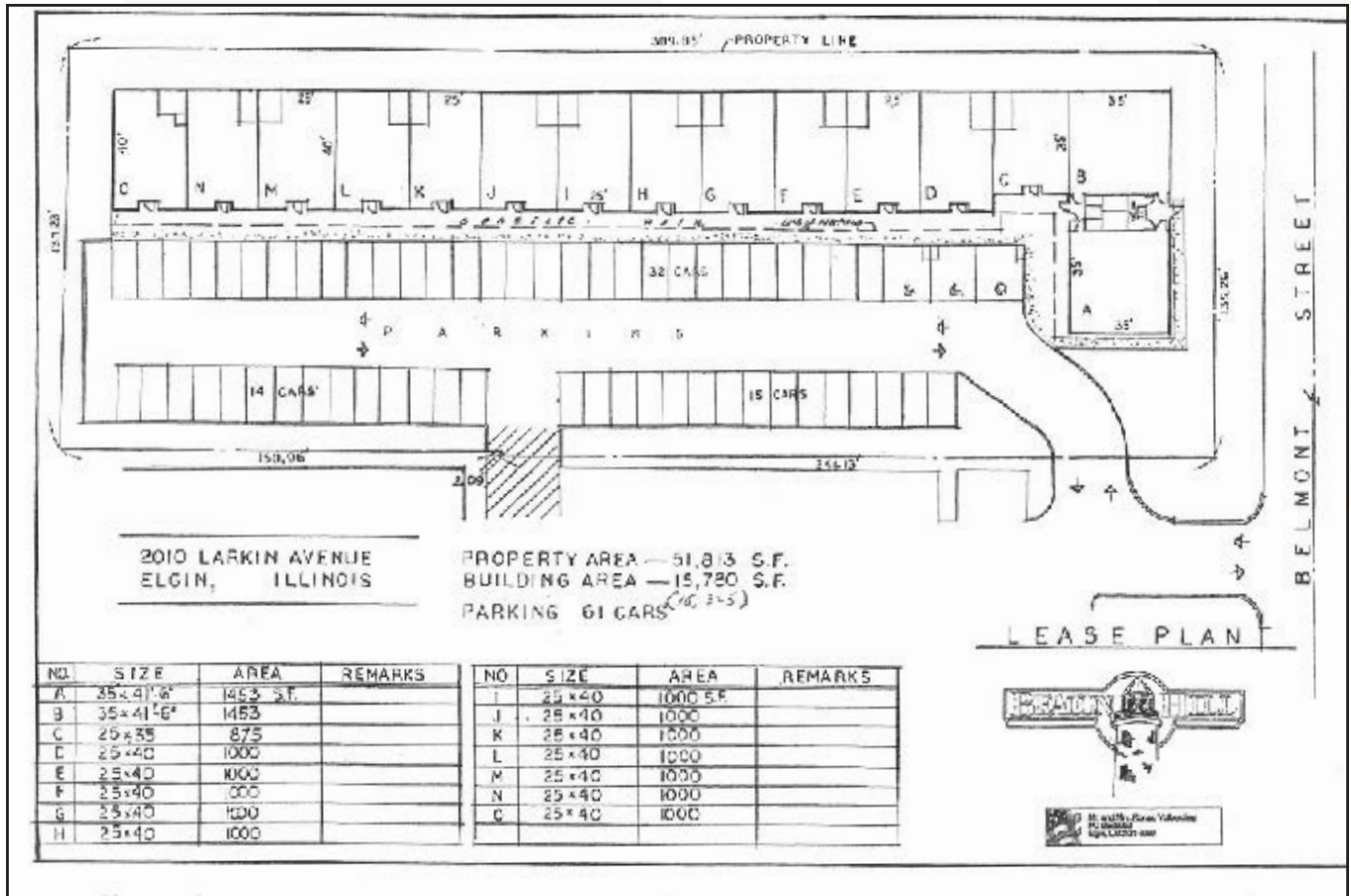
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